

**CITY OF SAINT PAUL**

Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102Telephone: 651-266-6700
Facsimile: 651-228-3220

Date: February 8, 2010

To: Comprehensive Planning Committee

From: Amy Filice (amy.filice@ci.stpaul.mn.us or 651/266/6568)

Subject: Fourth Amendment to Redevelopment Plan for the Saint Paul Neighborhood
Redevelopment Project Area

Background

The Central Corridor Light Rail Project, as designed and approved by the Metropolitan Council, includes basic streetscape improvements along the length of the light rail line. Because these improvements will be in place for decades and because the City of Saint Paul wants to enhance the physical appearance of the streetscape improvements in order to promote development along the Corridor, and because including the improvements during general construction of the light rail line will be most cost effective, the City Council has committed to providing funding for a higher standard of improvements. The cost of these betterments total \$18.8 million dollars. The sources of funding are:

CIB (2010)	\$ 500,000
CIB (2011)	\$ 1,500,000
STAR	\$ 1,200,000
Net TIF (2010-13)	\$11,665,430
Federal Grant	\$ 1,000,000
TOTAL	\$18,765,430

The uses of the funding will be for lighting, street trees, structural soil, boulevard pavers, special paving, parking improvements, sidewalk furnishings, upgraded overhead contact system poles, improvements at 4th and Cedar light rail stop, extra station along University, and connections to existing bus stops around the 4th and Cedar light rail stop.

In order to use TIF funds from three existing TIF districts along University Avenue, the Neighborhood Redevelopment Project Area must be amended to include areas the length of the proposed light rail route.

Staff recommendations

- Find that the Fourth Amendment to the Redevelopment Plan conforms to the general plan for development as a whole and with the comprehensive plan of the City,
- Recommend the Fourth Amendment to the Redevelopment Plan to the City Council and HRA for approval.

city of saint paul
planning commission resolution
file number _____
date _____

**RECOMMENDING APPROVAL OF THE
FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE SAINT PAUL NEIGHBORHOOD REDEVELOPMENT PROJECT AREA**

WHEREAS, Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects"; and

WHEREAS, a "redevelopment project" is defined in Section 469.002, subdivision 14, as any undertaking to (1) acquire blighted areas and other real property to remove, prevent or reduce blight, blighting factors or the causes of blight; (2) clear acquired land and install streets, utilities and site improvements to prepare the site for development consistent with an adopted redevelopment plan; (3) sell or lease land; (4) prepare a redevelopment plan and other technical and financial plans for site improvements and land development; or (5) conduct an urban renewal project; and

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has heretofore created the Saint Paul Neighborhood Redevelopment Project Area under the Act as a "redevelopment project" (the "Project") and has adopted a Redevelopment Plan therefor (the "Redevelopment Plan"); and

WHEREAS, the HRA desires to modify the Redevelopment Plan to enlarge the geographic area included in the Project as set forth in the Fourth Amendment to the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area Plan (the "Fourth Amendment") by adding additional property to the Redevelopment Project Area in connection with the Central Corridor Light Rail Project; and

WHEREAS, the Act requires comment from the Planning Commission prior to the City Council and HRA approving the Fourth Amendment; and

WHEREAS, new private investment that fully realizes the potential of the Project Area and meets City goals and objectives is unlikely to occur unless public actions commence to prepare the Project Area for redevelopment and guide its transformation.

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission hereby finds the Fourth Amendment to the Redevelopment Plan conforms to the general plan for development as a whole and with the comprehensive plan of the City and therefore recommends the Fourth Amendment to the Redevelopment Plan to the City Council and HRA for approval.

moved by _____
seconded by _____
in favor _____
against _____

FOURTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL
NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987

CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988

SECOND AMENDMENT – SEPTEMBER 1989

THIRD AMENDMENT –MARCH, 1997

FOURTH AMENDMENT – FEBRUARY, 2010

FOURTH AMENDMENT TO
SAINT PAUL NEIGHBORHOOD
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan. The redevelopment activities are expanded by this Fourth Amendment to include the redevelopment activities associated with the construction of the Central Corridor Light Rail Project, including the construction, reconstruction and improvement of public streets, sidewalks, landscaping, lighting and other amenities, and parking mitigation activities.

II. AMENDMENT

The description of Redevelopment Project Area is amended to add under Part II, paragraph (q) the property described on Exhibit A attached hereto, a portion of which may already be included in the Project Area. A map depicting the property to be added to the Project Area is attached as Exhibit B.

Exhibit A
Property to be Added to Redevelopment Project Area

Starting at Berry St. and Territorial Road east on Territorial Road across Hwy 280 to Cromwell Ave north on Cromwell Ave to Bayless Pl. east to Hampden Ave. then east on Hampden Ave to Bradford St. north on Bradford St to Wycliff St. then north to Capp Road to Vandalia St. then south on Vandalia St to Charles Ave. east on Charles Ave to N. Prior then north on N. Prior to Minnehaha Ave. east on Minnehaha Ave to N Fairview then south on n Fairview to Thomas Ave. east on Thomas Ave to Fry St. then north on Fry St. to Englewood Ave. east on Engelwood Ave to Asbury St. then south on Asbury St to Sherburne Ave. east on Sherburne Ave. to St. Albans then north on St. Albans to Minnehaha then east on Minnehaha to Kent and south on Kent to Sherburne and east on Sherburne to Marion St. then north on Marion St. to Como Ave. and follow the access easement north to lot 2, Brand's Subdivision include lot 2, and north to BN railroad then east on BN Railroad to Rice street then south on Rice street, including all adjacent parcels, to Winter St then east on Winter St. to Park St. and south on Park St to University Ave. then east on University Ave to Robert St. then south on Robert St. to Twelfth St. west on Twelfth St to Minnesota St. Then south on Minnesota St, including all adjacent parcels, to 4th St. then along the northern boundary of 4th St., including all adjacent parcels, east to Broadway St. then north on Broadway to the southern boundary of interstate 94 then east on interstate 94 to Lafayette Road then south on Lafayette Road to Kellogg Blvd then west on Kellogg Blvd to Broadway St then north on Broadway St to and along the southern boundary of 4th St, including all adjacent parcels, west to Wabasha St. then north on Wabasha St. to Twelfth St., then west on Twelfth St. to the eastern boundary of Rice St north on Rice St, including all adjacent parcels, to the northern boundary of University Ave east on University Ave, including all adjacent parcels, to Park St. then south to the southern boundary of University Ave. west, including all adjacent parcels, on University Ave to the western boundary of Rice St. then south on Rice St, including all adjacent parcels, to the northern boundary of interstate 94 then west on interstate 94 to Emerald and north on Emerald to University Ave then south on University Ave, including all adjacent parcels, to Berry St. then north on Berry St. to Territorial Rd.





